



375 RIVERSIDE STREET, PORTLAND, ME

26,285± SF PURCHASED BY BE HOLDINGS, LLC

BE Holdings, LLC purchased the investment property consisting of 26,285± SF from Moose, LLC for \$3,400,000. 375 Riverside Street has been owned by the Reynolds Family for the past 45 years. The Reynolds owned and operated the property until 2019 when they decided to sell the Harley Business. The Building will continue to be operated by Big Moose Harley Davidson.

The transaction was arranged on behalf of the seller by Claire Richardson and Jessica Estes of The Boulos Company, and on behalf of the buyer by Steve Baumann of Compass Commercial Brokers.



126-136 POUND ROAD, HANCOCK, ME

31,064± SF PURCHASED BY JOHN PAUL AND PAIGE HELM MAGINEL JOINT REVOCABLE TRUST

The John Paul and Paige Helm Maginel Joint Revocable Trust purchased 126–136 Pound Road from Just in Case of Maine, LLC for \$2,550,000. The property includes a fully-functional, 31,064± SF lobster pound, two residences, and vacant waterfront land.

The Maginels purchased the property as part of a 1031 exchange. They were attracted by the significant water frontage and wide range of potential uses across the 40-acre site. Shortly after the sale, they leased a portion of the processing facility to MDI Fisheries, Inc.

The transaction was arranged by Jon Rizzo, SIOR and Joe Italiaander of The Boulos Company.



4 HACKAMORE AVENUE, SCARBOROUGH, ME

4.85± AC PURCHASED BY AMERICAN HOUSE SCARBOROUGH, LLC

[American House Scarborough, LLC](#) purchased a 4.85± AC parcel of land from Crossroad Holdings LLC for \$2,465,000. American House is currently the 27th largest senior living owner/operator in the country, with the vision to provide high-quality housing for seniors at an affordable price. They have grown to more than 54 communities with an additional nine in various stages of development.

The transaction was arranged by Drew Sigfridson, SIOR and Jon Rizzo, SIOR of The Boulos Company.

April 2023 Transactions

SALES

12 Murphy Drive, Nashua, NH

18,000± SF

KBC Capital, LLC purchased Unit 1, an 18,000± SF industrial/flex unit, from White Family Ventures, LLC for \$2,250,000. 12 Murphy Drive is a prime industrial/flex property, originally built as a manufacturing facility and was converted to industrial/flex condominiums.

KBC was in the market to purchase an industrial property, and although the unit was initially listed for lease, the seller recognized the value and timing of the market to accept a purchase offer.

The transaction was arranged by Mike Tamposi of The Boulos Company.

164 Epping Road, Exeter, NH

14,400± SF

Harbor Land Holdings, LLC purchased a 14,400± SF multi-purpose building from Bakerprop, LLC for \$1,400,000. The property sits on 2.04± acres with high visibility along Epping Road in Exeter and is conveniently located within minutes from Route 101, I-95, and downtown Exeter.

The transaction was arranged on behalf of the seller by Christian Stallkamp and Katherine Gemmecke of The Boulos Company, and on behalf of the Buyer by Deane Navaroli of William & Reeves.

83 Royal Street, Winthrop

57,558±SF

Piper, LLC purchased a 57,558± SF fully-leased investment property from J&R Associates, LLC for \$800,000. Paris Farmer's Union and the State of Maine are currently occupying the property.

The transaction was arranged on behalf of the seller by Nick Lucas of The Boulos Company, and on behalf of the buyer by Ben Spencer of Maine Realty Advisors.

LEASES - OFFICE

One City Center, Portland

16,462± SF

[Avangrid](#) renewed its lease of 16,462± SF of office space from One City Center Associates, LLC.

The transaction was arranged by Drew Sigfridson, SIOR and Claire Richardson of The Boulos Company.

21 College Avenue, Waterville

10,972± SF

[Day's Jewelers](#) leased 10,972± SF of office space from BVB Investments, LLC. After considering several alternative locations that included purchasing, Day's Jewelers decided to move forward at 21 College Ave, Waterville. The space, previously occupied by The Elm Event Center, features high ceilings, which will aid in creating an excellent day-to-day environment for the employees and be a great source for attracting and retaining top talent in the state. This location will serve as the corporate Headquarters for Day's Jewelers and will not include a retail store.

The transaction was arranged on behalf of the tenant by Craig Young, CCIM, and Cameron Foster of The Boulos Company.

82 Running Hill Road, South Portland

4,741± SF

[Maxim Healthcare Staffing Services](#) leased 4,741± SF of office space from 607 Northern Boulevard Realty Corp.

The transaction was arranged on behalf of the tenant by Nate Stevens and Samantha Marinko of The Boulos Company, as well as C. Ryan O'Keefe of Cushman & Wakefield, and on behalf of the landlord by Katie Allen of The Dunham Group.

April 2023 Transactions

120 Exchange Street, Portland

4,133± SF

[Redfern Properties](#) leased 4,133± SF of office space from PO Square Building, LLC to accommodate growth related to its new residential management division. Redfern will self-manage all of their residential and mixed-use developments throughout Portland.

The transaction was arranged by Drew Sigfridson, SIOR of The Boulos Company.

West End Yards, Route 1 Bypass, Portsmouth, NH

4,000± SF

PetMedic leased 4,000± SF of office space from Cate Street Development, LLC. PetMedic, an urgent care veterinarian clinic, is expanding its operations to Portsmouth, New Hampshire. The tenant's urgent care clinics manage after-hours, non-emergency cases – providing relief to general practices and emergency hospitals. Currently PetMedic has two locations in Maine, two locations in Massachusetts with additional locations planned for Peabody and Burlington, and another location planned for Vienna, Virginia.

This transaction was arranged on behalf of the landlord by Kent White and Caitlin Burke of The Boulos Company.

1 Harbour Place, Portsmouth, NH

3,788± SF

Fusion Trade, Inc. subleased 3,788± SF of Class A office space from HubSpot. This was the perfect opportunity for Fusion to relocate their business to this signature office building. Fusion Trade, Inc. operates as a distributor of electronic parts and components. The company provides procurement services and inventory management solutions, as well as offers CPUs and microprocessors, memory, storage, semiconductors, passives, computer products, and peripherals. Fusion Trade serves clients worldwide.

The transaction was arranged on behalf of the sublandlord by Christian Stallkamp and Katherine Gemmecke of The Boulos Company, and on behalf of the subtenant by Jim Giampa of Carey & Giampa Realtors.

150 Capitol Street, Augusta

3,002± SF

[Kleinfelder](#) leased 3,002± SF of office space from MPDC II, Inc. The tenant is an engineering firm and will be relocating their Augusta office.

The transaction was arranged by Nick Lucas of The Boulos Company.

565 Congress Street, Portland

1,545± SF

[Maine Association of Nonprofits](#) renewed its lease of 1,545± SF of office space from Venture Investment Co.

The transaction was arranged by Nate Stevens and Samantha Marinko of The Boulos Company.

565 Congress Street, Portland

515± SF

[Kaigara, LLC](#) leased 515± SF of office space from Pachios Brokers I, LLC. The tenant is an online company that sell a myriad of consumer health products, through a range of well-known retailers including Amazon.

The transaction was arranged by Nate Stevens and Samantha Marinko of The Boulos Company.

LEASES - RETAIL

650 Main Street, South Portland

4,558± SF

[Maine Vintage Toys, LLC](#) renewed its lease and expanded on the current space to utilize 4,558± SF of retail space from 650 Main, LLC.

The transaction was arranged on behalf of the landlord by Claire Richardson of The Boulos Company, and on behalf of the tenant by Harrison Smith of The Mateja Group.

April 2023 Transactions

1385 Main Street, Poland

2,760± SF

[Zbon Fitness, LLC](#) leased 2,760± SF of retail space from JH Holdings, LLC. The tenant has existing locations in Turner and Yarmouth, and will use the space to establish a third fitness gym location.

The transaction was arranged by Noah Stebbins of The Boulos Company.

582-584 Congress Street, Portland

2,000± SF

[Portland ECC, LLC](#) leased 2,000± SF of retail space from 582-584 Congress Street, LLC.

The transaction was arranged on behalf of the tenant by Noah Stebbins of The Boulos Company, and on behalf of the landlord by Mac Simpson of Porta & Co.

43 Wharf Street, Portland

1,350± SF

Hot Liquor Tank, LLC leased 1,350± SF of restaurant space from Terrapin Properties, LLC. The owner currently operates other bars/restaurants on Wharf Street and will turn this space into a new concept restaurant.

The transaction was arranged on behalf of the Landlord by Nate Stevens of The Boulos Company, and on behalf of the tenant by Derek Miller of The Boulos Company.

LEASES - INDUSTRIAL

6 Lincoln Avenue, Scarborough

56,811± SF

An Undisclosed Tenant renewed its lease of 56,811± SF of warehouse space from Laudholm, Inc. The large office/industrial space will be occupied by a single user.

The transaction was arranged on behalf of the tenant by Greg Boulos and Samantha Marinko of The Boulos Company, as well as Rob Weber of CBRE, and on behalf of the landlord by Justin Lamontagne of The Dunham Group.

50 Maple Street, Augusta

9,680± SF

[State of Maine - Bureau of General Services](#) leased 9,680± SF of warehouse space from J&R Associates, LLC. The space is located in a freestanding warehouse facility with outdoor storage.

The transaction was arranged by Nick Lucas of The Boulos Company.

90 Evergreen Drive, Portland

7,320± SF

[Headlight Audio - Visual, Inc.](#) leased 7,320± SF of industrial space from Tracy Realty, LLC. This location sits directly next to real estate owned by the tenant.

The transaction was arranged on behalf of the tenant by Craig Young, CCIM and Sasha Bogdanovics of The Boulos Company, and on behalf of the landlord by Greg Hastings of The Dunham Group.

1400 Hotel Road, Auburn

6,000± SF

IB ME Holdings, LLC leased 6,000± SF of industrial space from Lifespring AG, LLC.

The transaction was arranged by Noah Stebbins and Chris Paszyc, CCIM, SIOR of The Boulos Company.

April 2023 Transactions

50 Dynamic Drive, Scarborough

1,916± SF

[Stone Mountain Sound](#) leased 1,916± SF of industrial space from M&R Holdings, LLC. Stone Mountain Sound is a one stop shop for all of your systems integration needs. From theaters to churches, restaurants to conference rooms, school auditoriums to corporate board rooms, Stone Mountain Sound specializes in designing and installing the right system for your space—not the most expensive one.

The transaction was arranged by Jon Rizzo, SIOR and Sasha Bogdanovics of The Boulos Company.

